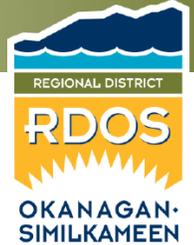


## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** May 5, 2022

**RE:** Zoning Bylaw Amendment – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” - Regulation of Metal Storage Containers (X2020.006-ZONE)

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### **Administrative Recommendation:**

- 1. THAT second reading of Bylaw No. 2895, 2020, a bylaw to amend the Okanagan-Similkameen Metal Storage Container Regulations Zoning Bylaw, be rescinded.**
  - 2. THAT Bylaw No. 2895, 2020 be read a second time.**
  - 3. THAT Bylaw No. 2895, 2020 be amended to introduce zoning regulations governing the use and placement of metal storage containers within the Okanagan Electoral Area zoning bylaws.**
  - 4. THAT Bylaw No. 2895, 2020 be read a second time, as amended.**
  - 5. THAT the holding of the public hearing be delegated to Chair Pendergraft;  
AND THAT staff schedule the date, time, and place of the public hearing in consultation with Chair Pendergraft;  
  
AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act.**
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### **Background:**

In its 2020 Business Plan, the Regional District identified the introduction of a zoning regulations to govern the placement of metal storage containers as a priority project.

These regulations were to be applied to the Okanagan Valley electoral area zoning bylaws, specifically:

- Electoral Area “A” Zoning Bylaw No. 2450, 2008
- Electoral Area “C” Zoning Bylaw No. 2453, 2008
- Electoral Area “D” Zoning Bylaw No. 2455, 2008
- Electoral Area “E” Zoning Bylaw No. 2459, 2008
- Electoral Area “F” Zoning Bylaw No. 2461, 2008
- Electoral Area “I” Zoning Bylaw No. 2457, 2008

In the intervening two years, suitable regulations have been discussed, which has included six (6) separate discussion papers at various meetings of the Planning and Development (P&D) Committee.

The most recent of which was presented at the P&D Committee meeting of February 17, 2022, and proposed to make further revisions to Amendment Bylaw No. 2895 in order to address the placement of containers in the West Bench neighbourhood of Electoral Area “F”.

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This is in addition to previous direction provided at the October 21, 2021, meeting the P&D Committee to remove minimum parcel size requirements, colour consistency requirements and to introduce restrictions on the placement of containers between principal buildings and front and exterior side parcel lines.

Concurrent with this project has been the work on the implementation of the Okanagan Valley Zoning Bylaw No. 2800. This project was completed on April 21, 2022, and repealed the Okanagan Valley Electoral Area Zoning Bylaws listed above.

**Analysis:**

Further to the meetings of the P&D Committee on October 21, 2021, and February 17, 2022, Amendment Bylaw No. 2895 requires revision in order to incorporate previous directions from the Board.

As a result of Zoning Bylaw No. 2800 being adopted on April 21, 2022, Amendment Bylaw No. 2895 requires further revision in order to reflect the new zoning bylaw that applies to the Okanagan Valley electoral areas.

There have previously been two (2) public hearings related to Amendment Bylaw No. 2895, however, due to the extent of the changes to the regulations since the last public hearing on December 15, 2020, a third public hearing is now required.

If Amendment Bylaw No. 2895 were to be abandoned, metal storage containers would continue to be interpreted by the Planning Department as a type of “accessory building and structure” and allowed in all zones in which these types of structures are permitted (subject to setback, height and parcel coverage compliance).

**Alternatives:**

1. THAT first and second readings of Bylaw No. 2895, 2020, Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw, be rescinded and the bylaw abandoned.

**Respectfully submitted:**

  
Shannon Duong, Planner I

**Endorsed By:**

  
C. Garrish, Planning Manager